

# Board of County Commissioners

Division of Planning & Development

## Planning Department

209 North Florida Street, Suite 5 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 • FAX: (352) 793-0274  
SunCom: 665-0270 • Website: <http://bocc.co.sumter.fl.us/plandevlop>



## Development Review Committee Meeting November 3, 2003

Members Present: Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Becky Howard-Deputy Clerk, Keith Hunter-Environmental Health, Skip Lukert-Building Official, Michael Springstead-County Engineer, Barry Ginn-County Engineer, Terry Neal-Attorney, Dan Hickey-Fire Services and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

Mr. Helms moved to approve the minutes of the October 27, 2003 meeting. Mr. Lukert seconded the motion and the motion carried.

### Old Business:

None

### New Business:

#### ***Jumper Creek Manor – Major Development – Engineering Plan Review***

Paul Furman, McKean and Associates, Inc., was present and requesting engineering approval to develop a 115 residential lot subdivision with 1.8 acres of commercial area. Engineering comments were discussed. A call-out for a stop bar needs to be corrected. The water line shown on the plans connected to the picnic area appears to be broken. All references to Citrus County need to be changed to Sumter County. SE 25<sup>th</sup> Drive needs to be changed to SE 26<sup>th</sup> Drive. Geotechnical data is needed. Better details for the concrete cradle supports were requested. The 100-year flood plain needs to be labeled. Staff comments were discussed. This project is projected to be build-plot. Copies of all regulatory agency permits are needed. Permits for improvements to C-48 were discussed and are required.

Mrs. Keenum arrived at 2:08 PM.

The responsibility of the road maintenance needs to be added to the declaration of restrictions or to the Homeowners Association's responsibilities. A utility easement is needed. Attorney Neal would like to review the final draft of the declaration of restrictions before they are submitted with the final plat.

Roberta Rogers, Director  
Planning and Development  
(352) 793-0270

Richard Helms,  
Development Coordinator  
(352) 793-0270

Bernard Dew, County Administrator  
(352) 793-0200  
209 North Florida Street  
Bushnell, FL 33513

Benny G. Strickland, Chairman  
Dist 1, (352) 753-1592 or 793-0200  
209 North Florida Street  
Bushnell, FL 33513

Joey A. Chandler, Vice Chairman  
Dist 2, (352) 748-5005  
6255 CR 249  
Lake Panasoffkee, FL 33538

Billy "Tiny" Rutter, Dist 3  
(352) 748-4220  
P.O. Box 37  
Coleman, FL 33521-0037

James "Jim" Roberts, Dist 4  
(352) 793-4776  
209 North Florida Street  
Bushnell, FL 33513

Robin Cox, Dist 5  
(352) 793-6910  
P.O. Box 1482  
Webster, FL 33597

Mr. Helms moved to approve the request for engineering review, subject to revised engineering plans being submitted addressing all comments, all regulatory agency permits being submitted, and the restrictions/maintenance agreements being approved with the final plat. Mr. Ginn seconded the motion and the motion carried.

***VOS: Unit 94 – Major Development – Preliminary Plan Review***

Richard Busche, Kimley-Horn and Associates Inc., was present and requesting preliminary approval to develop a 73-unit subdivision. Staff comments will be addressed. The striping for the pedestrian crosswalk has been done.

Mr. Springstead moved to approve the preliminary plans. Mr. Helms seconded the motion and the motion carried.

***New Covenant United Methodist Church – Major Development – Preliminary and Engineering Plan Review***

Jeff Head, Farnier Barley and Associates Inc., was present and requesting preliminary and engineering approval to construct administration and church buildings. Engineering comments were discussed. The grass parking area needs to be revised. A potable water fire analysis is needed. “The Villages” needs to be removed from the top of the plans since they are not the property owner. There is no address assigned to this project yet. The transformer pad and dumpster enclosure will be landscaped. The proposed turning radius and size of the parking spaces were discussed. Copies of all regulatory agency permits are needed. All easements reflected on Unit 67/First Addition need to be shown on these plans also. The future plans shown need to be removed or labeled as Phase II.

Mr. Helms moved to approve the preliminary and engineering plans, subject to all comments being addressed on a revised plan. Mrs. Keenum seconded the motion and the motion carried.

***VOS: Mount Pleasant Villas – Major Development – Engineering Plan Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 67-unit subdivision. Engineering comments were discussed. There was a discussion of a possible building review of the pre-cast walls. The wall construction sheets were submitted. Copies of all regulatory agency permits are required.

Mr. Springstead moved to approve the engineering plans. Mr. Helms seconded the motion and the motion carried.

***VOS: Allamanda Villas – Major Development – Engineering Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 61-unit subdivision. This project will be known as Lemon Grove Villas from now on. Engineering comments were discussed. There was a discussion regarding fire hydrants and their distance from the edge of pavement. Copies of all regulatory agency permits are required.

Mr. Springstead moved for engineering approval, subject to all comments being addressed. Mr. Helms seconded the motion and the motion carried.

***VOS: Unit 93 – Major Development – Preliminary Plan Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 119-unit subdivision. Staff comments were discussed regarding the drainage easement shown on lot 58.

Mr. Helms moved to approve the preliminary review. Mr. Springstead seconded the motion and the motion carried.

***VOS: Bailey Ridge Villas – Major Development – Preliminary Plan Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 57-unit subdivision. Staff comments were discussed regarding the required information for interior walls. The details for the emergency access gates need to be added to the engineering plans. The parking lot shown on the plans is for visitor parking.

Mr. Helms moved to approve the preliminary review. Mr. Springstead seconded the motion and the motion carried.

**Q & A-Public Forum:**

None

The next meeting will be on November 10, 2003.

The meeting adjourned at 2:45 PM.